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North Chicago:

ITS

Advantages, Resources,

and Probable Future,

INCLUDING

A SKETCH OF ITS OUTLYING SUBURBS,

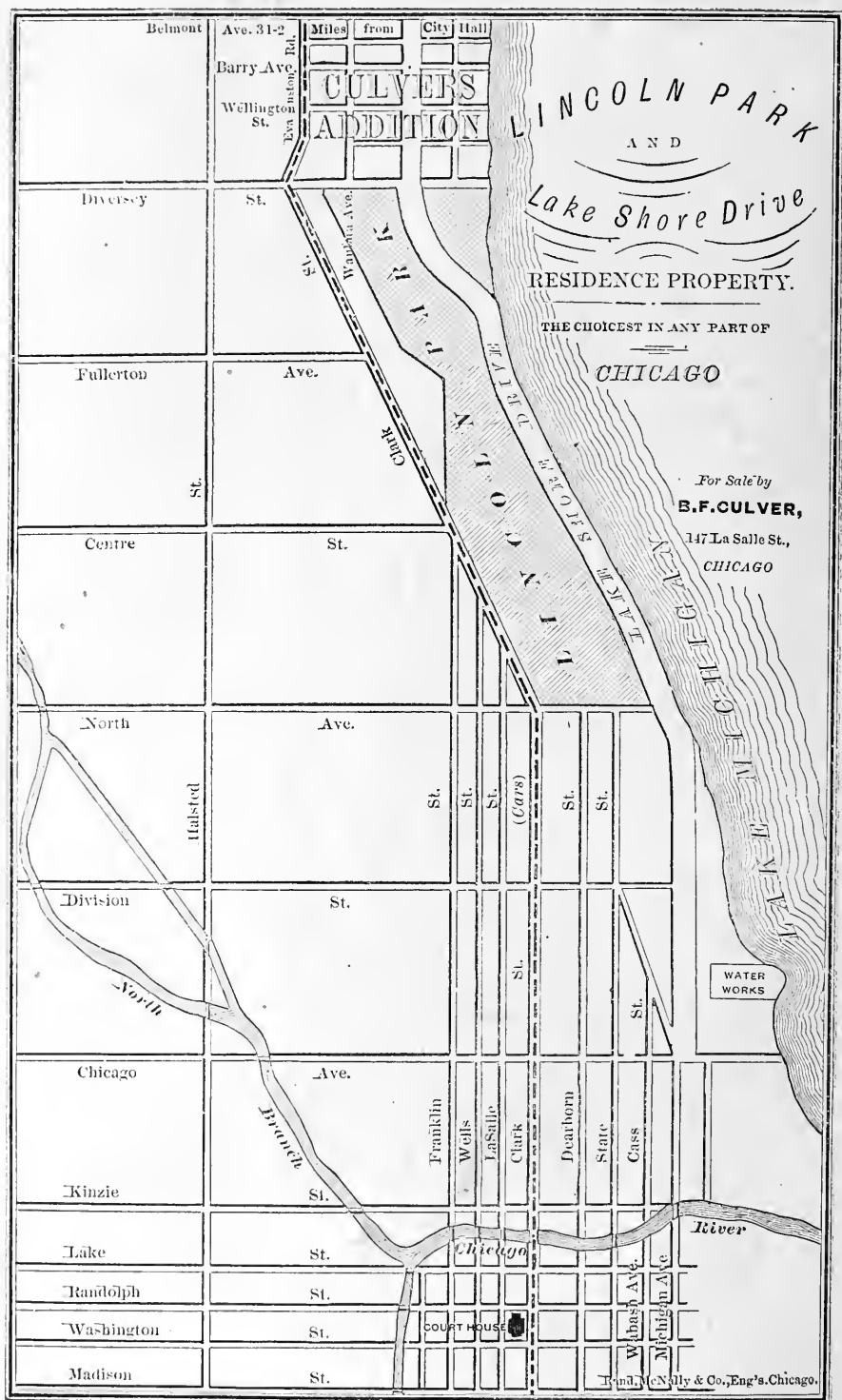
AND

A MAP,

SHOWING THE RELATIVE PRICE OF RESIDENCE PROPERTY IN
THE NORTH AND SOUTH DIVISIONS.

CHICAGO: PUBLISHED BY HENRY C. JOHNSON,

1873.



ADVERTISEMENTS.

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GEO. W. MONTGOMERY.

WILLIAMS & MONTGOMERY'S
Insurance Agency,

120 LaSALLE STREET,

No. 2, Oriental Building,

CHICAGO, ILLS.

American, of Newark. New York and Yorkers Ins. Co., New York. Commerce Fire Ins. Co., New York.
Armonia Insurance Company, Pittsburgh.

FOR SALE AT SOUTH EVANSTON.

SEVERAL LARGE, ELEGANT BRICK HOUSES,

With all modern improvements ; also, a large number of

FINE FRAME HOUSES,

From 8 to 10 Rooms each, with cellars, built after the most modern plans, and all arranged for both water and gas.

Our lots are large and beautiful, fronting on wide streets and avenues, which are well sewered and ornamented with trees, and, in view of the many improvements now being made, will soon double in value.

Any of the above property will be sold on easy terms.

WARREN KEENEY & CO., 186 Dearborn St.

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WASHINGTON HEIGHTS AGENCY,

Real Estate,

ORIENTAL BUILDING, 122 LaSALLE ST., ROOM 4,
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A large number of choice residence lots in all parts of North Chicago, for sale on easy terms.

LINN & HAWKINSON,

[ESTABLISHED 1863],

59 NORTH CLARK ST.,

*Exclusive Dealers in North Chicago
Property.*

Lots, Acres, and Houses for sale, CHEAP, and on Easy Terms.

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DAVIS STREET, - - EVANSTON, ILLS.

Houses and Lots for Sale or Rent.

ACRE PROPERTY FOR SALE ON EASY TERMS.

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NORTH DIVISION RESIDENCE PROPERTY,
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REAL ESTATE BROKERS,

ROOM 10, No. 23 WEST MADISON STREET.

^{*}
We have for Sale Residence and City Property in all parts of the City, and make the Sale of Acre Property, outside the fire limits, a specialty.

NORTH CHICAGO:

ITS ADVANTAGES AND RESOURCES.

IT is not the purpose of the following pages to give an apology, or even to enter a plea in behalf of the interests of the North Division of the City of Chicago; but in reviewing the general characteristics of the whole city, it becomes apparent that there are prejudicial opinions held by many people, relative to this section, which, without being sustained by the facts, are yet of sufficient importance to act to its detriment, and need a candid and unbiased explanation, that their defects may be shown. Prejudice easily gains a foothold, and the North Side having been subject to such misfortunes as never before, in equal magnitude, visited any city, has undergone new changes and methods of development therefrom, which, being new to the community, are, therefore, subject to misunderstandings and misinterpretations. For instance, it is found that in speaking of the North Side, as it now stands, that the community in general, who have no special interest in analyzing the new order of things, will state an opinion in respect to it, which is formed mainly from some apparent characteristic which impresses them from an outside and entirely superficial point of view. The question to them, in regard to "How the North Side comes on?" will meet with the response, "Oh! it is slow, or dead, or given over to the Germans, or it is inaccessible," or some other equivocal or detrimental answer, founded not upon the facts, as we believe, but upon an assumption, which has become current through a misunderstanding.

We, therefore, have no further purpose or intention in this book, than to meet in candid avowal and rebuttal, the spurious arguments that have come to prevail against the North Side, and in doing this, we believe that we act in the interests of the whole community, and have no need for apology or excuse.

That misunderstandings relative to the future condition of the North Side, should grow out of its recuperative period, was natural. The very fact that the fire swept away all its buildings, and that its means of ingress and egress was

reduced to the most meagre and disagreeable methods, naturally enough restrained, for the time being, the incoming of that class of residents who would rebuild its finer buildings, and reinstate its higher form of society.

It had, necessarily, to begin again in a pioneer way, namely, first by its road makers, bridge builders, and mechanics—a preparative period—they bringing with them small houses and humble homes; next its business stores and blocks must be raised, that its storekeepers might return to their avocations, and furnish the necessities and comforts of life for all; and finally, the higher grade of society returned, with its elegant mansions and accompanying luxuries.

This was most natural. Out of this fact, however, sprang other various conditions. For instance, the multitude who in an overcrowded city could not afford to live elsewhere, or who were cramped for room, or did not mind the inconvenience of walking, also readily returned to the North Division, and, for the time being, it presented to the casual spectator the appearance of becoming the exclusive property of certain classes, and this raised the cry that “it was given over to the Germans.”

The numerous small houses built on the back streets, conveyed the idea to some that they were the only ones being built, and this erroneous impression getting current, still exists, in a degree; and, finally, people being kept therefrom by the fear of the inconvenience of transit, they still adhere, in some measure, to these first conceptions, and not having seen the magnitude of the new and material business and residence improvements on the North Side, set it down as *having continued to grow only in the way it began*, which, though probably a natural sequence, is an entirely mistaken one.

To meet these objections, and to give some evidence that the portion of the city under notice has evinced a quality of improvement *far surpassing* its former status, and to draw some inferences from well known facts, that warrant an assumption of a greater future than ever before attained, in store for this portion of the city, shall be our task.

First, then, we will consider the objections, briefly shadowed forth. It is already shown that the very nature of the North Side, after the fire, suggests the only practicable improvement that it was possible to initiate at that time, namely, the primitive improvements, and that these, occupying almost the exclusive attention of its people, gave wrong impressions to outsiders.

That this period has passed by, and that the new one of the highest grade of material improvement has been inaugurated, is seen in the class of structures erected and now being built in what is termed the residence quarter.

To give an idea of the quality and extent of these, may be shown by describing the new buildings erected on a few of the most prominent streets.

We wish to premise, however, by saying, that in giving these examples we do not mention all, nor even a large share of similar buildings, which may be found on intersecting streets, such as Ohio, Indiana, Illinois, Huron, etc., but which limited space will prevent the mention of in this pamphlet. The intention is only to show the tendency and quality, and not to give the great bulk, which would alone exhaust our space.

Commencing, therefore, with North LaSalle Street, we find that the buildings south of Superior, while they are of a good class of frames, with here

and there a brick dwelling, are, for the most part, temporary structures, better than former ones, but until we arrive at Superior Street nothing notable is observed.

The first house worthy of description is the fine marble front, No. 235; adjoining this, Nos. 237, and 239, are two four-story bricks, modern style; next north of these is the McCagg Place, the conservatories of which were saved, and are now blooming with flowers. Almost opposite, on the corner of White Street, is the new Grace M. E. Church, a large structure of brick, with front of white stone; on the opposite corner is a really elegant double brick mansion, on an elevated site, and with large grounds; next adjoining this place is a block of three rich brown stone fronts, being Nos. 314 to 320; Nos. 324, 326, and 328 are fine four-story marble fronts; Nos. 335 and 337 are built of Milwaukee brick, swell fronts; No. 350 is another large double mansion, of brick, with Mansard roof, and having large grounds surrounding it; No. 380, a good three-story brick; No. 387, a handsome brick, brown stone facings; next is a brown stone, under erection; No. 391-3 is a double swell front, Milwaukee brick; No. 395 occupies 100 feet of ground, and is a square mansion of brick, with stone trimmings; No. 414 is a handsome three-story brick. This brings us to Dearborn Street, between which and the limits there appears to be some twenty-five or thirty elegant residences. But passing over to *Dearborn Street* we will proceed southward, first noticing Mr. Porter's elegant mansion, which is near North Avenue, a substantial fifty foot front, with Mansard roof; next south are Nos. 514, 516, and 518, a block of handsome three-story bricks; No. 512, a modern cottage; No. 508, a three-story brick; No. 482, a notable mansion, occupying 100 feet front; Nos. 451, 453, and 455, three-story bricks, French roofs, of much more than usual beauty. Opposite these are several fair dwellings of frame; Nos. 435, 437, and 439 are two-story bricks. On the corner of Elm Street, near by, is another large double Milwaukee brick mansion, this is faced with dark stone, and is an elegant structure. On the corner of Maple Street is a similar residence to the last named, occupying a 100 feet front; opposite this is a block of five beautiful white marble fronts; No. 344 is another Milwaukee brick, 50 feet front, Mansard roof; No. 336 is double brick, stone trimmings. On the corner of Whitney, next adjoining, is a large brick residence, relieved with brown stone trimmings, occupying, with grounds, 100 feet; opposite is the well-known Ogden House, which alone escaped the fire, and which needs no description, as it is well remembered as one of the most elegant places about the city. Next southward we come to those notable structures, Robert Collyer's and the New England Churches, both of which are to be shortly finished; Nos. 242 and 244 are brick, four stories in height. Between Chicago Avenue and Superior Street, next southward, are five separate brick dwellings, of more than usual merit, and then comes a half-a-dozen of frames; next to these is No. 164, which is one of a block of five dwellings, of brick, with stone facings, and opposite these is a similar row being built; No. 149 is a good brick dwelling; Nos. 130 to 124 is occupied by a four-story handsome block; Nos. 101-3-8, are also fine brick dwellings, and, from thence to the river, there are several good brick dwellings, and three or four stores. Passing over, and

glancing up State Street, we perceive that although there are fewer dwellings than on LaSalle, it is fairly built up with much the same order of houses. On the corner of Rush and Indiana Streets there is a row of ten marble fronts, costing \$175,000. No such buildings as these were to be found in this vicinity previous to the fire. No. 38 Rush is a fine brick; on the corner of Huron are two blocks of four Milwaukee brick dwellings; No. 125 Rush Street is occupied by an elegant mansion, fifty foot front; and northward of this point, toward the park, are many similar handsome residence structures. On Superior Street, between Pine and the lake, are no less than fifteen first class residences, and on Pine Street, going southward, between Superior and Ontario, four more; corner Ontario, an elegant three-story marble front; Ohio, north of Pine, five three-story Milwaukee brick residences. The corner of Indiana is occupied by ten first-class brick dwellings; corner Pine and Illinois, a first-class three-story Milwaukee brick; Illinois, between Pine and Rush, a block of 7 modern dwellings; corner of Illinois and Rush a block of five brick dwellings; on the corner of Rush and Huron is a large mansion, with cultivated grounds and conservatory; next north, a four-story swell front, brick; nearly opposite is Prof. Swing's handsome church, now nearly finished; near by is St. James' Episcopal Church, almost reconstructed; within sight from here are no less than forty or fifty other blocks, residences, and elegant mansions, on the adjacent and intersecting streets, the general appearance of which giving one a remarkably lively impression that this, of all other parts of Chicago, is now the most active in rebuilding, and, as far as residence improvements go, shows the best result. For a further conception of these facts, we respectfully invite the reader to examine for himself, which, after all, will be the best evidence to him.

But, turning from the objection, which is based on the wrong impression regarding the character of the new buildings, and, as shown, is erroneous let us examine into the other questions raised, concerning the character of the incoming people. It is unhesitatingly averred by some persons that the "Germans are killing the North Side," meaning by this, that a class of people have settled therein, who are objectionable as component parts of the community.

No more false and unwarranted theory ever found support than this. The newspapers of Chicago have, unfortunately, disseminated this belief to a large extent, by calling this part of the city the "Nord Seid," and by conveying in other ways the impression that the Germans have complete sway in this locality. This is not a fact. As is the case in the South Division and in the West Division, the more humble class of people are in the majority, but they are as distinctly settled in the locality assigned to people of humble means, as they are in other portions of the city; and the argument could be as fairly used to determine that Wabash or Michigan Avenues are doomed to irretrievable ruin, because only one block west of these streets is the particular saloon quarter of the city, where every other building is devoted to some low use, and where the class of people from thence westward to the river would not bear comparison with the peace-loving and industrious Germans, as it can be in this instance. The fact that a necessity exists for the accommodation of the masses of people of this class, cannot be denied, but it is a safe and fair augury for the future welfare of the North Division

when it shall be decided that they have attracted to their midst only the quiet, industrious, and home-loving German. That this would be an advantage, instead of a detriment, can be easily perceived by investigation, or by such comparison of the two classes and sections alluded to, as comes within every one's experience.

This objection, therefore, finds no support. But again it is urged, that "you have not the advantages possessed by the other divisions of the city, and your own property-owners are not building." This would seem to be a formidable protest; but this is also a similar outgrowth of prejudice, without any substantiating grounds. The attractions of accessibility, wide streets, high and arable ground, perfect drainage, freedom from nuisances, the lake shore, the lake shore drive, Lincoln Park—which, without any odious comparison, may still be said to be at present the only practical and useful park in the city (excepting Union Park, which is too small for fair comparison)—and the class of refined society already located there, are advantages too great to be thus ignored. This prejudice can only arise from entire lack of investigation; and the assertion that building is slow, is at best a comparative truth, and would gain no credence if contrasted with any less notable enterprise than the rebuilding of our business blocks and stores. Contrasted with this work, which has indeed been the wonder of the age, it seems backward; but this is not a fair contrast, as they proceed out of different impulses entirely—the one from the necessities of life, always the stronger force, the other from its amenities and arts. But even in this, as we have shown, popular judgment is astray, for the North Side is already far advanced toward completion; and the latter stage of growth heretofore alluded to, namely, the reintroduction of the best element of society, which comes last by a natural law, has so far progressed, that no convenience is wanting, no discomfort need be feared, and the possibility of society, and the gaining of such friends and associates as would be congenial, is assured beyond a doubt.

This conclusion is reached, because the class of buildings already erected and now being built, warrants it. They are the unmistakable evidences of the existence of such society. But it must not be inferred from this that, therefore, the other portion of the North Division, say that lying westward of LaSalle Street, has been neglected. This would be an error, for from the same reason of growth previously spoken of, this was the first to be settled, and is far in advance of the other section, and, in its general characteristics, very greatly an improvement upon its former status. On Wells Street, for instance, there is an almost unbroken line of good business and residence structures, as far northward as North Avenue. This is also the case on Clark Street, with the exception that on Clark the buildings are better and more commodious; both of these streets acting as feeders, to supply the wants of their respective communities, eastward and westward, and, in this degree, bear evidence of the class of people they depend on.

Among the most notable single buildings and blocks on North Clark Street, are the following: the Ewing Block, the McCormick Block, Magee's fine four-story white stone block, S. G. Taylor's row of first-class stores, the Hancock House, Jno. Rogers' marble front row, Seeburg's similar block, the Humboldt House, the Clarendon House, the Clark House, and the new Turn

Gemeinde. There are also clustered together near the river, a number of notable business buildings, occupied as warehouses, stores, etc.

One of the most reasonable objections urged against the North Side, is that which states its want of the conveniences for getting about. That its facilities in this direction are not ample, it is admitted; but they are almost proportionately equal to what is offered for the accommodation of those living in the South Division, and the accessibility to homes is much greater. It is a question shortly to be decided, and most probably it will be in favor of the project, to give the right of way to the street-car line over Clark Street to Court House Square, at which point a connection will be made with a South Side line, running thence to 22nd Street. Only two or three objections are made to this plan, and, though we have not space to argue this point, the evidence accruing to the advantage of Madison, State, and Randolph Streets, and to the consequent detriment of parallel streets, on which there are no street car lines, is a recent argument of fact, of irresistible force, which must convince the objectors of their error in time, if, indeed, the Superior Court does not set aside the objection, which is more than probable. In this case a great convenience will be added; and, if a present failure is the result, the cars will run over State Street bridge this summer, as we are informed by the Superintendent, with probably an additional line up North State Street. A stage line now runs from Madison and Clark to Lincoln Park.

But we do not wish to urge what may be, for what is.

Accepting the facts as they are at present, we still find that, in point of accessibility, the North Shore offers to-day the best advantage. In an analysis of the conditions of the comforts of city life, we find that accessibility to conveniences and to business is one of the prime requisites.

We have no need to point out that this fact establishes values of residence property. For instance, property on West Washington Street is held at a high figure, not because it is used for business purposes, or has any prospective value of this kind, but simply because it is comparatively near by, and the surroundings are agreeable and pleasant. These latter qualities modify this general conclusion; but where they are favorable, and this is peculiarly the case with the North Division, the unvarying result is, that the spot thus chosen and set aside is not only the choicest, but the dearest spot on earth.

We are met here by an objection, advanced by some, that "everything is pushing southward," and that the North Side will be left behind. This remark would scarcely be made, standing on State or LaSalle Streets, amid their marble palaces, located, as believe, for all time to come. *But in regard to residence property in the South Division, it is true.* Unless a radical change in the features of the Lake Front is established soon, the South Side, as far as 22nd Street, will be abandoned as a first-class residence quarter, if it has not already come to that fate.

The indications are, therefore, that the South Side residence property of the future will begin at the same distance, relatively, from the river, to where North Side city property *now leaves off*; that is, it will begin as far distant on the South Side as the city limits are northward, from the river. This leaves the advantage of accessibility entirely in the hands of the North Side, and as its further advantages of choice locality, etc., are, at all events, equal to those offered else-

where, the lesson of the fire is, that the North Division has gained a prestige that should call to it the best element of society, and the best residence improvements. That it indicates a realization of this fact, in the buildings already erected on the prominent streets, we have already pointed out.

We might proceed with further statement to uphold the opinion gained of the North Side. Lincoln Park and the Lake Shore Drive are real and substantial public benefits, flourishing here. They may be seen and enjoyed by all. The natural beauty of the North Shore, elevated above the water upon a level plateau, with its shores kissed by a lake of marvelous changeable beauty; with its pictures of blue water and blue sky, and its fleets of vessels passing by, are not trifling things, but add their charm to life. The security that the fire limits offer for the future preservation of this portion of the city from fire, is a wise and great advantage.

The pure air, blowing from the Lake, or from the north, is free from the taint of slaughter-houses (the unfailing and terrible enemy of the South Division), and the unseen atoms of poison, proceeding from these sources, are thus avoided. But we will close, not for want of more to say, to substantiate the position taken, but because our space admits no further room to say it in.

In conclusion, we again refer to the facts we have endeavored to point out. Briefly, they are as follows: The North Division is the most accessible and beautiful portion of Chicago, for a residence quarter. It is at present subject to certain misunderstandings and prejudices, which will rapidly pass away. It is building up in an improved manner. Property is cheaper than elsewhere, and offers a better inducement for the purchaser. It is not entailed with any nuisances. Its public improvements are real and beneficent. Its conveniences of transit will be greatly enlarged this season. Its society is the best, and its prospects are better than ever before. We simply invite the public to put aside prejudice, and verify these statements by individual examination.

THE NORTHERN SUBURBS.

THE charms of suburban life consist of qualities of which the city is in a large degree bereft, namely: its pure air, peacefulness, quietude, and natural scenery. The desire to contemplate Nature in her varied impulses and moods is a natural outflow of the heart, and, although we live in a practical age which appears to ignore the æsthetic side of life, yet, looking into it, as it expresses itself in material surroundings, we find that man utilizes the beautiful as well as the practical. The controversy which is sometimes brought, as to which offers the greater advantage, the country or the city, finds a happy answer in the suburban idea which says, both—the combination of the two—the city brought to the country. This is a practical and valuable reply. The city has its advantages and conveniences, the country has its charms and health; the union of the two, (a modern result of the railway), gives to man all he could ask in this respect. The great cities that are building now, all have their suburban windows at which nature may be seen in her many expressions—in her verdure and flowers; in her expanse of water and landscape; and in her hills and valleys—and these spots attract to them cultured people, with their elegant homes and elaborate and costly adornments. This is the general rule, but, to bring it to a local application, it may be safely asserted that few cities indeed have fallen heir to such a prodigality, of natural advantages as has Chicago in her northern lake shore. These have been enhanced by such improvements in building and adornment as are peculiar to Chicago, and it can be fairly assumed, that, for extent, and in general and local attractions, there is no city that surpasses ours in these respects.

The lay of the land from the city northward, gradually ascending to a rising plateau or table land, is covered with a dense growth of forest trees and verdure, and is, at intervals, broken into deep ravines or varied with small knolls and swelling hills, below which the blue lake may be seen, with glimpses of steamers and sails, which all ply northward from Chicago. At Lake Forest and at Highland Park, this peculiarity of topography culminates in a romantic wildness which is extraordinary to this region. One is surprised to see at these latter places the hills shattered into deep gorges which are almost similar in depth and wildness to those perceived in mountain regions, but have the additional enhancement of cultivation and adaptation to use. For instance, the sides of some of these ravines have been terraced as elaborately and beautifully as any that may be seen on the borders of the storied Rhine, while over the ground a cultivated taste has spread all the rich variety of horticulture and floriculture that may be conceived of. It would be a new revelation to many of the citizens of Chicago to visit these spots and see the surprising variety of scenery so near by, and a still greater surprise, no doubt, to observe how quietly this region has become occupied by the country seats of the wealthy and cultivated. There are many places in these towns of more than usual elegance, surrounded by grounds varying in extent from one to five or ten acres, all in a high state of cultivation, and with a natural and artificial beauty about them unsurpassed anywhere.

The villages, not so far advanced in point of population, yet partake of the general characteristic of all, and the term frequently used to denote this locality—"The Highlands of Chicago"—is an appropriate name to give to this whole region.

The general material advantages are as follows: Easy drainage, plenty of good water, fertile soil, pure atmosphere, and accessibility by frequent trains to and from the city.

To give some idea for the use of the citizen and incoming settler, of the prominent towns, and of the value of the location and lands, a slight sketch of each is appended.

The first of the places we arrive at, on the way northward, is

RAVENSWOOD,

which is just five miles beyond the city, on the line of the Milwaukee Railroad; is so accessible and its advantages are so marked that, in the growth of the city northward, it would scarcely be surprising if property here redoubled in value yearly. It has now a number of handsome residences, a public building, and good society; and the price of good fronts being only from ten to twenty-five dollars per foot, it is certainly a place for investment, if any exists. For a convenient and beautiful locality at which to live, this place is really unsurpassed, taking into consideration the low price at which a home may be obtained.

ROGERS' PARK,

nine miles from the city, is a new but vigorous suburb. It is situated on high and sloping grounds, and offers fine opportunities for residence building. Though only a year old, it has already fifty houses completed and under way. Prices have not reached anything like their future figure, but are still low, as is the case with all other places on this road.

SOUTH EVANSTON.

Under a bold and generous policy of improvement, this suburb probably leads all others in material growth during the past year. It is comparatively a recent subdivision, but has attained to a population of 1,500, and presents a clean, honest (so to speak), and energetic appearance, that marks it for advancement. It has two hundred houses, many of them costly and elegant. Its general improvements, grading of streets, sewerage, water facilities, and the work of building the north end of the great lake-shore drive, are enterprises being rapidly pushed forward. There are also under contract, and building, many fine dwellings. The village is looking to the probable result of an annexation of Evanston proper, but, as it is already an integral part of that city, it will be only a matter of form to declare it so.

The price of property is from ten to sixty dollars per front foot.

EVANSTON.

This is the most notable of the towns which have grown out of Chicago during the past decade. It has not only outstripped all others in gathering together more people than any of its rivals, but it has succeeded, in a rare degree, in combining within its social organization more of the higher purposes of education and life, and in collecting that class of American people which forms a congenial and cultivated society. This is a rare advantage; but, aside from this fact, Evanston has abundant material resources, and has grown to that city-like condition wherein

it supports within itself the conveniences and comforts of life. It is of special interest to know that the best of schools are here, that churches of all denominations are sustained, and that the progress of the place, in all material points, is unremitting and onward. Its principal street supports all sorts and conditions of stores, many of which are elegant in their appointments. The latest improvements undertaken, are the introduction of gas and water facilities, a perfect system of drainage, steam fire - engines, etc. A prohibitory law in regard to drinking places is also enforced, and all this, in connection with the fact that, it is within pleasant riding distance of Chicago, renders it a comfortable and satisfactory place to live. The population of Evanston is about 6,000, and it is growing rapidly. Property is valued at from twenty to one hundred dollars per front foot, according to location, and is cheap at the price.

NORTH EVANSTON

is a mile northward of Evanston proper, and has the advantage of a separate depot. It is a prosperous suburb, property selling here for \$20 per foot, which, only a year or two ago, was bought at \$150 per acre.

WILLMETTE

is the next suburb reached, and is advantageously situated on high ground. It numbers a population of 300, and has some fifty pleasant dwellings within its limits. Its prospects, under the management of competent owners now urging its claims, are brilliant. A union church has lately been erected.

Prices range from \$5 to \$15 per foot. The depot at this point is a very handsome building.

WINNETKA AND GLENCOE,

two places very similar in general appearance, and only separated by two miles of road, are beautiful natural sites for residences. They have been finely improved, but the profit destined to accrue from their growth is all of the future. An elegant site can be bought at from \$500 to \$1,000 per acre in either place. No loss will therefore be sustained, while the possibility of great profit fairly exists. Some twenty handsome residences are erected at these places.

HIGHLAND PARK.

Twenty-two miles north of Chicago is situated the delightful little suburban city of Highland Park, a place which Dame Nature has endowed with rare advantages, and which seems to have been destined to the enjoyment of a marked success.

Highland Park is located upon the shore of Lake Michigan, upon a commanding bluff, rising abruptly from the pebbly beach to a height of from fifty to one hundred feet. The town stretches back from the shore a mile or more, and its surface is beautifully diversified by gentle undulations and deep ravines, which latter are, in some places, two hundred feet across, and are spanned by beautiful bridges and filled with noble trees; and, in their season, countless wild flowers deck the gracefully - sloping sides, and with their varied colors in contrast with the rich green of grass and trees, render most enchanting views from numerous points. These ravines reach a depth of from fifty to ninety feet, and, by circuitous routes, find their way to the shore. Carriage - ways have been constructed down the sides of some, and these, in connection with the handsome shaded avenues of the town, afford drives unsurpassed for the beauty of their varied scenery.

The town already contains a population of over 1,200 souls, and the number is rapidly increasing. A hundred or more handsome residences are dotted here and there along its streets, the grounds about which are laid out with great taste, with shady walks and romantic retreats, each owner vying with the rest in the adornment of his home.

Under the energetic management of the Highland Park Building Company, and by the aid of skillful landscape architects, the natural advantages of the location have been cultivated to a high degree, and now some six hundred more acres are being subdivided and laid out in most attractive form. The result of all this is, that this locality, favored with such rare gifts from nature, has had its natural beauty so enhanced by art, that to-day, it is considered the most attractive suburb in the region of Chicago. All this, however, is but the prelude to what seems to be the inevitable destiny of Highland Park. It is a sentiment that is daily becoming more general throughout the country, that Chicago, and the high region on the north, along the lake shore, offers a most agreeable resort during the summer and autumn, to which the heated, uncomfortable, and exciting watering-places of the East offer no parallel. The beautiful lake, with its pictures of sea and shore, the cool breezes that prevail, the charms of landscape alluded to, the accessibility to the city, the various and necessary conveniences all at hand—have gained for this region this distinctive value. This has long been recognized, and the need of a suitable place for visitors felt. Various persons and corporations have, from time to time, endeavored to utilize the demand, and have fixed upon various localities, and from their efforts have sprung many a project—the Hyde Park Hotel, the Riverside project, and others; but it has remained for the Highland Park Building Company, not only to select the proper and advantageous location, but to engage in the undertaking with an energy and liberality worthy of Chicago, and commensurate with the great demand. To do this has been no light task, for, after a general improvement of the place by an expenditure exceeding \$350,000, it was found necessary to erect a hotel, large and elegant enough to compete with the Chicago houses, and this has been done, and is now completed at a cost of over \$80,000. It is called the "Highland Park House," is located within three minutes' walk of the depot, is beautifully furnished, contains 120 rooms, has long verandahs, roomy halls, a grand and safe promenade upon the roof, and, under the management of a competent and experienced landlord, is filled with guests. The company have also built, at large expense, a pier, extending over 1,000 feet into the lake, about which the water is deep enough to float our largest lake steamers, and where, in addition to pleasure parties, lumber, coal, etc., may be landed. The society of Highland Park is intelligent and cultivated, and, in their religious predilections are about equally divided among the different denominations. It contains several churches, good schools, and such stores as are essential. The company are about making arrangements to build, for sale, one hundred residences. Parties can have residences built for them from plans to suit them, by the company, and property can be purchased at from ten to twenty-five dollars per front foot (deep lots), which, with the improvements and prospects, is very low at the price.

There are nine trains to and from Chicago each day, making the trip here inside of an hour, and the commutation fare is but \$85 per annum, or \$23.50 for one hundred rides. A train also leaves for Chicago on Sunday morning and returns in the afternoon, thus enabling persons to attend church in the city.

Among the residents of this charming suburb are the following well known persons, all of whom have built elegant residences, and adorned their premises as individual taste would suggest:

W. W. Boyington, Thomas H. Beebe, Thomas R. Willard, C. R. Field, Col.

W. A. James, Maj. Curtis, I. W. Preston, S. B. Williams, Elisha Gray, Thomas H. Spencer, F. T. French, W. H. O'Brien, R. S. Carter, Daniel Cameron, Nelson Willett, Asa K. Allen, W. H. Davis, C. Granville Hammond, Hiram Mosier, Samuel Streeter, F. P. Hawkins, S. T. Green, Van Buren Denslow, Jonas Stews, Volney E. Ruxco, J. W. Gillette, Clifford Williams, James W. Wilson, James McDonald, I. F. Fisher, George Leslie, S. T. Atwater, John Atwater, S. M. Allen, W. B. Hays, Luke Phillips, F. H. Dennison, E. L. Morgan, E. H. Plummer, Edward B. Rambo, George H. Hammer.

AT LAKE FOREST

the ideal of suburban beauty is certainly reached. There is probably no place in the United States which combines within itself such a culmination of landscape beauty as has obtained here.

The rolling and diversified country, which has been gathering and swelling to this point, now masses in a grand effect, which is as beautiful as it is remarkable. The features of scenery which prevail here are of all kinds—the level and placid, the gently undulating, the vigorous and wild, with gorges almost similar in depth and grandeur to those observed in mountainous countries, and looking, therefore, peculiarly unique and beautiful in this land of level prairie. At this point one is justified, if ever, in becoming poetical, for it does seem, that nature having here exhausted her generous mood, and having become wildly prodigal in her gifts, has flung down upon the whole her wreaths of flowers and her evergreens, and proclaimed this her ideal.

We need such a natural prodigy near Chicago, and here it is. The limits of this domain have, fortunately, come into the possession of a cultured and wealthy people, and nature has been supplemented by the art of cultivated men. The residences erected here on the commanding sites are unsurpassed in architectural beauty and costliness, while the grounds and ravines have been adorned by every variety of horticulture and floriculture of which it is possible to conceive.

The town numbers at present some 1,200 inhabitants. The society is cultivated, without being constrained. A flourishing Seminary for Young Ladies is a prominent feature, and the hotel which overlooks the lake was built by the company at a cost of \$75,000, and is first-class in all its appointments. An artesian well supplies water to all. Property should scarcely be rated here by ordinary valuation, as this is an exceptional place; but there are still some few building sites for sale at comparatively low figures. Among the residents here are Hon. C. B. Farwell, John V. Farwell, Alex. White, W. H. Ferry, D. J. Lake, Wm. V. Kay, E. L. Canfield, D. P. Holt, Chas. Bradley, Col. Johnson, and many others, owning some of the most notable residence structures to be found in the West.

Chicago may be said to end here, though its business men are to be found living as far northward as Kenosha and Racine. They are few, however, at present, but, as the city grows, it promises to call even these places its suburbs.

LAKE VIEW,

just outside of the city on the north, is yet within the city in all material points. It is situated on a commanding height which overlooks the lake, and is built up with city-like houses and improvements. It is expected that it will shortly be annexed to the city, making the limits co-equal with the other divisions. A great activity in real estate has set in towards this locality this season, and property is rapidly increasing in value. It is connected with the city by the best road in the country, namely, the Lake Shore Drive. Lots can be bought here from \$60 to \$100 per foot. The property here is of that class which must, ultimately, be termed the best residence property within our limits. Among the residents of Lake View are the following well known citizens: John V. Le Moyne, Hon. W. C. Goudy, S. B. Chase, B. Shurtleff, Thomas Shirley, Robert R. Clark, Jacob Rehm, J. M. W. Jones, S. H. Kerfoot, James Waller, H. G. Spafford, David Goodwillie, David Williams, Rev. L. J. Halsey, Rev. W. M. Blackburn, Belden F. Culver, G. K. Hubbard, John A. Huck, Gen. Joseph Stockton, Timothy M. Bradley, Major D. W. Whittle, and others.

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ONE of the greatest disadvantages of crowded cities is, that young men—
The Clerks, the Bookkeepers, and Others,
on limited salaries, are deprived of the comforts of a home. Why should this
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AT SOUTH EVANSTON,

In our Subdivision, with fine large trees, rich soil, thorough drainage, having a
sewer completed to the Lake, and all the sidewalks laid, at such enticingly low
rates. As a mere investment, there is nothing so promising offered in the market.

OSBORN & SKILLMAN,
128 S. Clark St., Room 1.

RAVENSWOOD.

Handsome Lots at Low Prices!

N O better opportunity offers for the investment of a small amount of money
than is here presented.

FINE IMPROVEMENTS, GOOD SOCIETY, AND THE BEST FACILITIES
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"PROCRASTINATION IS THE THIEF OF TIME!"

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Wm. E. Doggett's	" "
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Elston's	" "

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WM. A. TRAVIS,
CHICAGO REAL ESTATE.

ACRE PROPERTY A SPECIALTY.

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80 Washington Street, BOSTON.

LAND DEPARTMENT
OF THE
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OFFICE: 150 LA SALLE STREET.

*PARTIES DESIROUS OF LOCATING IN THIS DELIGHT-
FUL SUBURB, CAN PURCHASE LOTS OF THIS
COMPANY ON MOST FAVORABLE TERMS.*

LOTS CONTAINING TWO TO TEN ACRES. GOOD SCHOOLS,
WATER, DRAINAGE, AND FREQUENT TRAINS
TO THE CITY.

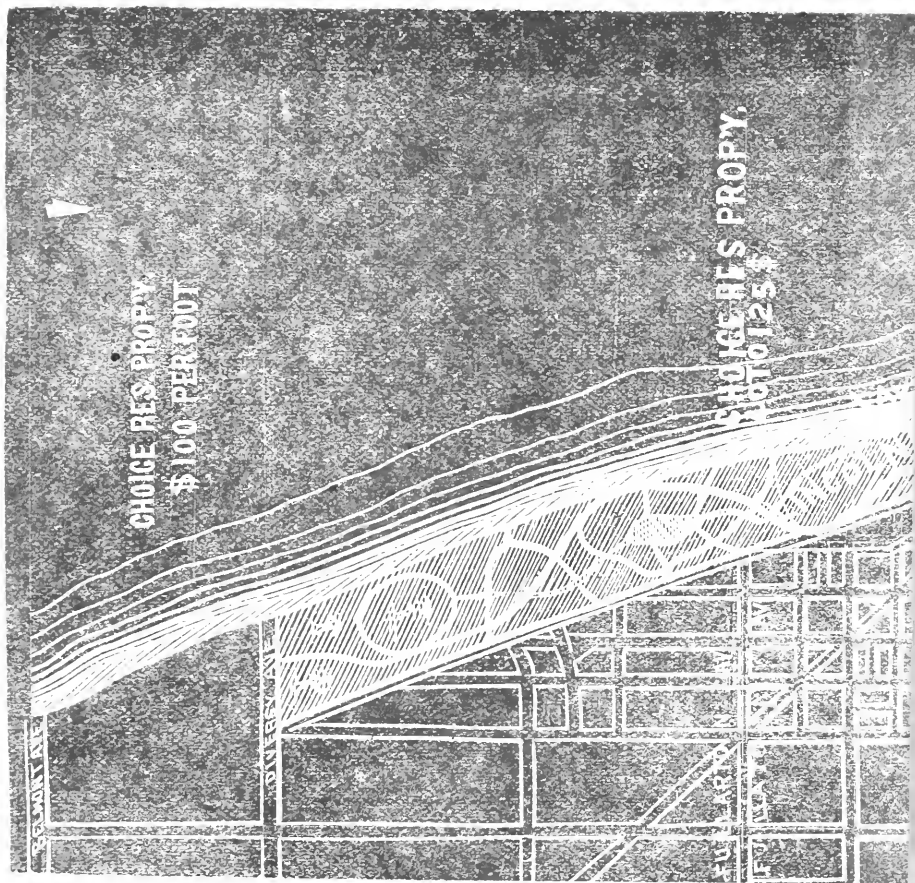
The Hotel opens for Guests on June 1st, and closes October 1st.
It is furnished with all modern improvements.

CANFIELD & MATTESON,
AGENTS AND DEALERS IN
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WE HAVE FOR SALE
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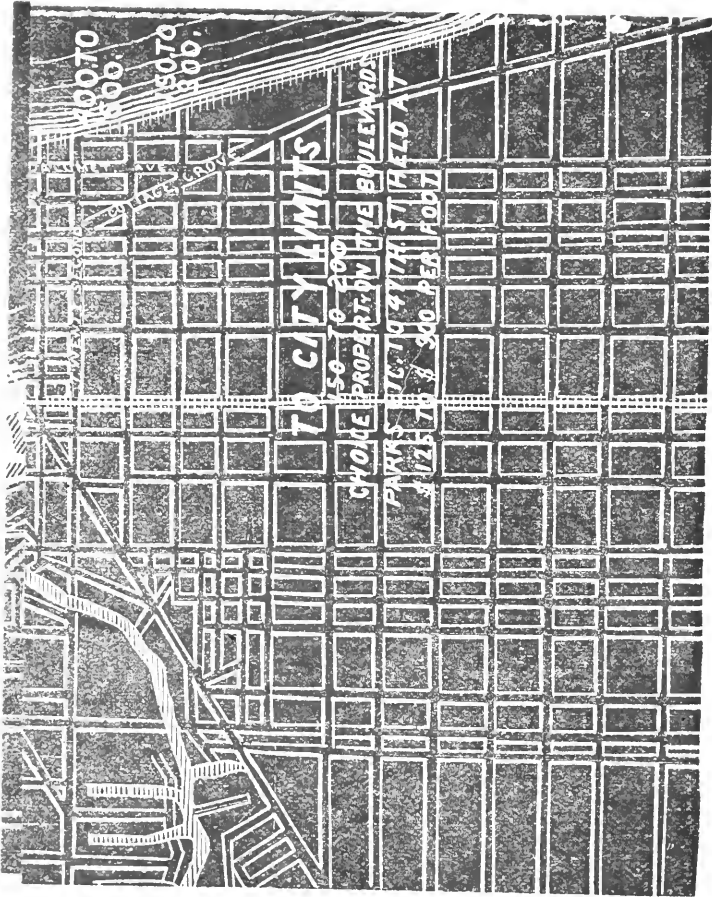
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COMPARATIVE PRICES OF RESIDENCE PROPERTY



MAP 5h.

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I have, also, choice lots two miles from present city limits.
Full size, title perfect, and payments made easy.

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SEE PAGE 10.

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Pres. *V. Pres.* *Sec. and Treas.* *Agent.*

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One hundred beautiful rooms. Reasonable rates for season boarders. Transient rates, \$3 per day. The most beautiful suburban Hotel in the Northwest.

